

WTC 93015

2012-002326

Klamath County, Oregon



00114815201200023260030031

03/05/2012 03:14:24 PM

Fee: \$47.00

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference – Escrow No. OM137772SL
Title Order No. 0093015

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: **Chad Gradwahl**

Address: **13083 SE Snowfire Drive**

City, ST Zip: **Happy Valley, OR 97086**

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:

Document Title(s): Statutory Warranty Deed

3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)

Seller Name & Address: **Richard S. Chapman, 1425 Wanamaker Drive, Covina, CA 91724**

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)

Buyer Name & Address: **Chad Gradwahl, 13083 SE Snowfire Drive, Happy Valley, OR 97086**

Buyer Name & Address: **Rebecca Gradwahl, 13083 SE Snowfire Drive, Happy Valley, OR 97086**

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: **Chad Gradwahl**

Address: **13083 SE Snowfire Drive**

City, ST Zip: **Happy Valley, OR 97086**

6. TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$90,000.00

Return to:
AmeriTitle

4779m



After recording return to:

Chad Gradwahl

13083 SE Snowfire Drive

Happy Valley, OR 97086

Until a change is requested all tax statements
shall be sent to the following address:

Chad Gradwahl

13083 SE Snowfire Drive

Happy Valley, OR 97086

Escrow No. OM137772SL

Title No. 0093015

SWD r.020212

STATUTORY WARRANTY DEED

Richard S. Chapman,

Grantor(s), hereby convey and warrant to

Chad Gradwahl and Rebecca Gradwahl, husband and wife, as tenants by the entirety,

Grantee(s), the following described real property in the County of **Klamath** and State of Oregon free of
encumbrances except as specifically set forth herein:

**Lots 5, 6, 7, 8, 9 and 10 in Block 6 of TRACT 1069, according to the official plat thereof on file in
the office of the Klamath Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

Account No. R165083	2607-001C0-02400-000
Account No. R165074	2607-001C0-02500-000
Account No. R165065	2607-001C0-02600-000
Account No. R165056	2607-001C0-02700-000
Account No. R165047	2607-001C0-02800-000
Account No. R165038	2607-001C0-02900-000

The true and actual consideration for this conveyance is **\$90,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this
deed and those shown below, if any:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 28 day of Feb, 2012

Richard S. Chapman
Richard S. Chapman

State of Calif
County of Los Angeles

This instrument was acknowledged before me on Feb 29, 2012 by Richard S. Chapman.

Earl L. Hooper
(Notary Public for Calif.)

My commission expires 8-7-15

STATE OF CALIFORNIA, COUNTY OF Los Angeles
On 2/29/12 before me, EARL L. HOOPER, notary public, personally appeared
Richard S. Chapman

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE Earl L. Hooper

